

# Walmart Way Crossing

1434-1437 SAMS DR CHESAPEAKE, VA 23320



## PROPERTY DETAILS

- 1,600 sq. ft available in a regional center neighboring Walmart, Sam's Club, At Home, Dollar Tree, and Kohl's
- 75,000 VPD on Battlefield Boulevard
- Excellent restaurant sales
- Centrally located in the largest office submarket in Hampton Roads
- Excellent daytime population
- Great visibility, easy access, pylon signs available

Wal Mart Way Crossing is a regional shopping center in the Battlefield-Greenbrier area of Chesapeake, VA. Its located at the entrance to a cluster of big box tenants: Super Walmart, Sam's Club, At Home, and Kohl's. Several national restaurant chains also surround the site including Texas Roadhouse, Applebee's, and TGIFriday's. The area is home to a large suburban office market and multifamily housing creating a very dense daytime population. The city's largest employer, Chesapeake Regional Hospital, is nearby as well as several suburban office parks that create vibrant and busy lunch time business at Wal Mart Way. Dollar Tree's recent acquisition of Family Dollar is bringing 700 new corporate jobs to the area and a large, sprawling office complex.

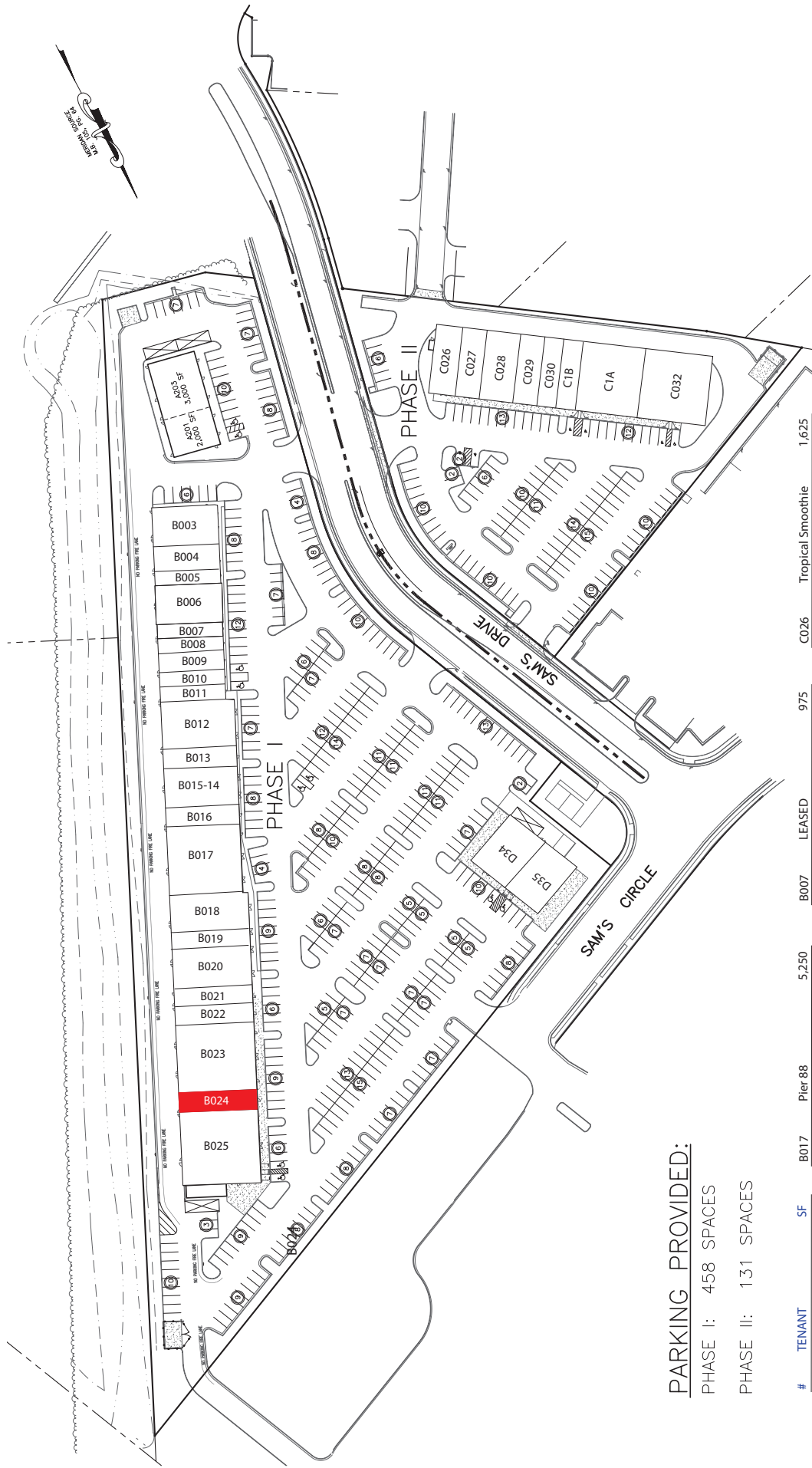
**KPM**

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## PARKING PROVIDED:

PHASE I: 458 SPACES

PHASE II: 131 SPACES

#	TENANT	SF	B017	Pier 88	5,250	B007	LEASED	975	C026	Tropical Smoothie	1,625
B025	Wild Wing Cafe	6,000	B016	Hunan Wok	1,500	B006	LEASED	2,600	C027	The Cutting Edge	1,625
<b>B024 - AVAILABLE</b>	<b>1,600</b>		B015 & 14	Sakura	3,000	B005	Insurance Doctor	975	C028	Bella Cappelli	2,275
B023	Recruiters Station	5,600	B013	H & R Block	1,500	B004	Foot Solutions	1,625	C029	Regional Finance	1,625
B022	Game Stop	1,600	B012	Warriors Grill	3,750	B003	India Palace	2,600	C030	Tapioca Go	1,300
B021	Hair Salon	1,060	B011	Hollywood Nails	975	A002	AvailVapor	2,000	C31B	Cigar Masters	1,300
B020	America's Best	3,884	B010	Great Clips	975	A001	The Look Salon	3,000	C31A	ABC Store	4,225
B019	Computer Repair	1,600	B009	Boost Mobile	1,300	D034	Pho 79	2,550	C032	Judy's Sichuan Cuisine	4,225
B018	Painting with a Twist	2,400	B008	LEASED	975	D033	Hwy 55	2,550			





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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	5,754	82,394	208,880	692,236
TOTAL EMPLOYEES	18,500	61,317	105,085	319,571
AVERAGE HH INCOME	\$69,330	\$76,586	\$75,874	\$74,408

**FOR MORE INFORMATION CONTACT:**



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